



MIAMI-DADE COUNTY FINAL OFFICIAL MINUTES Naranja Lakes Community Redevelopment Agency (CRA)

Board of County Commissioners

South Dade Government Center
Library Conference Room
10710 S.W. 211 Street
Miami, Florida

Meeting Date:

February 23, 2004
7:00 p.m.

Prepared by:

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Reporter:

Judy Marsh, Commission Reporter
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**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
FEBRUARY 23, 2004**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center Library Conference Room, 10710 S.W. 211 Street, Miami, Florida at 7:14 p.m., February 23, 2004, there being present upon roll call Mr. Stuart Archer, Ms. Joan Carter, Mr. Kenneth Forbes, Mr. Rene Infante, Mr. Norm Kramer, Mr. Parsuram Ramkissoon, and Chairperson Nina Betancourt; Assistant County Attorney Gerald Heffernan; Mr. Jurgen Teintze, Office of Strategic Business Management; and Deputy Clerk Judy Marsh.

I. Call to Order

Chairperson Betancourt called the CRA Board meeting to order at 7:17 p.m.

II. Roll Call

Upon roll call, and a quorum being present, the Board proceeded to consider tonight's agenda.

III. Approval of the Minutes (January 12, 2004)

It was moved by Mr. Forbes that the minutes of the January 12, 2004 meeting be approved. This motion was seconded by Ms. Carter, and upon being put to a vote, passed unanimously by those members present.

IV. Approval of Agenda

It was moved by Mr. Forbes that tonight's agenda be approved. This motion was seconded by Mr. Archer, and upon being put to a vote, passed unanimously by those members present.

V. New Business

There being no objection, the following item was considered out of order.

B. Mandarin Lakes Status

Mr. George De Guardiola, De Guardiola Development, Inc., discussed proposed modifications to the developer's budget relating to expenditures for additional planned improvements for the Mandarin Lakes project. He stated the budget reallocated previous funds into new categories and created value within the subject property, which resulted in a net savings of approximately \$800,000. Mr. De Guardiola reviewed the additional improvements to be implemented.

Assistant County Attorney Gerald Heffernan stated Mr. Steve Zelkowitz, the CRA Board's legal counsel was unable to attend tonight's meeting; however, he read a memorandum from Mr. Zelkowitz regarding the proposed modifications to the planned improvements submitted by the Naranja Lakes Construction, LLC. The memorandum indicated that in order for Miami-Dade County and the CRA to fund the alternative improvements, such improvements must constitute part of the work being performed as part of the CRA project, and not the Primary Redevelopment Project, for example, clearing/grubbing and removal of utilities. Mr. Zelkowitz's memorandum further indicated that assuming the CRA Board approved all or some of the proposed modifications, a written amendment to the Redevelopment Agreement would be required. Mr. Heffernan noted Mr. Zelkowitz's memorandum also reminded the developer of compliance with Revision IX of the Redevelopment Agreement.

Assistant County Attorney Heffernan advised the CRA Board that public dollars could not be expended on the private portions of the Mandarin Lakes project, or on anything that was not bid pursuant to the County's bid procedures.

It was moved by Mr. Archer that the CRA Board accept the proposed modifications submitted by the Naranja Lakes Construction, LLC, with the exception of the items relating to clearing/grubbing and removal of utilities, pending clarification of these items. This motion was seconded by Mr. Kramer.

Discussion ensued among members of the CRA Board, Mr. De Guardiola and the County Administration regarding the proposed modifications.

Assistant County Attorney Heffernan advised that there were CRAs that paid for the cleanup of private properties that were in disrepair; however, a lien was placed on the properties pending reimbursement to the CRAs.

Mr. Teintze stated the CRA Board's agreement related to a specific master plan of improvements, and the Board did not have the funds to pay for a cleanup of the subject property.

Following discussion, Assistant County Attorney Heffernan clarified the motion to reflect that the CRA Board accepted the proposed modifications as presented by the Naranja Lakes Construction, LLC, with the understanding that letter "R" in the proposal relating to clearing/grubbing and utilities was still under investigation, and if Mr. De Guardiola satisfied the County and the CRA Board's legal counsel that he qualified for funding, all the improvements would be accepted; if not, these items would be brought back to the CRA Board for further consideration.

The Board then voted on the motion and upon being put to a vote, passed unanimously by those members present.

A. Media Plan and Communications Needs

Mr. Teintze noted the County representative was not present to discuss the CRA Board's media plan and communication needs.

In response to Mr. Teintze's inquiry regarding the grand opening and timelines for the Mandarin Lakes project, Mr. De Guardiola stated he anticipated a groundbreaking event in May and noted the timelines were subject to County reviews.

Mr. Kramer suggested the ground-breaking ceremony be held at one of the project's entrances.

Mr. De Guardiola suggested the CRA Board hold a media workshop relating to the project.

In response to Mr. Archer's inquiry regarding a sales office for the project, Mr. De Guardiola stated home construction would commence in the summer.

In response to Mr. Archer's suggestion that a representative(s) of the Miami-Dade County Communications Department discuss the media plans with Mr. De Guardiola, Mr. Teintze stated it would be more beneficial to have a representative of the Communications Department attend the Board meeting.

The CRA Board deferred the foregoing item to its next meeting.

VI. Old Business

Mr. Teintze stated the ordinance appointing Mr. Daniel Lipe had been adopted on first reading, and Commissioners Sorenson and Moss were sponsors of this ordinance. Mr. Teintze suggested that the Board members forward resumes of persons wishing to fill the vacancy on the CRA Board to Mr. Sean McCrackine, Commissioner Sorenson's Aide.

Chairperson Betancourt suggested the resumes be submitted to both Commissioner Sorenson's and Moss's offices.

Assistant County Attorney Heffernan advised that Mr. Archer's reappointment to the CRA Board was also included in the ordinance adopted on first reading. He stated the initial CRA Board members were required to be appointed by ordinance, however, he was seeking to change the appointment/reappointment process from ordinance to resolution.

In response to Mr. Archer's inquiry regarding a schedule of meetings for the remainder of the year, Mr. Teintze stated the meetings were normally scheduled the third Mondays of each month; however, the CRA Board could make changes to the schedule.

Mr. Forbes noted it would not be necessary for the CRA Board to meet next month, unless the media workshop would be held.

Mr. Infante suggested that representatives of the Miami-Dade Transit Department be invited to the media workshop.

Mr. Ramkissoon stated he would present advertising material that he received in the mail at the next CRA Board meeting.

Chairperson Betancourt noted the next scheduled meeting of the CRA Board would be held on March 15, 2004, at 7:00 p.m.

VII. Open Forum for Public Comments

None Presented.

VIII. Adjournment

There being no further business to come before them, by motion duly made, seconded and carried, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 8:18 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency